

A REPORT FOR
THE CITY OF AURORA

Public Improvement Plan

Port Colorado Sub-Area 2

AUGUST 2024

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Public Improvement Plan

Transport Colorado
Sub-Area 2

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1.0 Introduction

General Description

Transport Colorado contains approximately 6,500 acres of planned industrial and mixed-use commercial development in eastern Aurora, CO. The site is divided into six separate sub-areas which will be treated as individual projects. Sub-Area 2 is located in the northwestern portion of the site and contains approximately 1,935.65 acres of planned industrial development. The 1,935.65 acres relative to Sub Area 2 is exclusive of the existing right-of-way. Once the ultimate right-of-way for Sub Area 2 is dedicated, the Sub Area 2 acreage reduces to 1,880 acres. Excluding the 100 year FEMA floodplain, and the ultimate right-of-way, the developable area of Sub Area 2 is 1,787 acres. 75% of Sub-Area 2 will be data centers and 25% will be warehouses, although 100% of the developable land is still categorized as Industrial. The majority of the land surrounding the proposed site, with the exception of the Colorado Air and Space Port (Space Port), formerly known as Front Range Airport, is undeveloped farm/ranching land. Land uses within the subject sub-area are heavy industrial and light industrial. The improvements necessary for the build-out of Sub-Area 2 will include the construction of arterial, collector and local roads; water, sanitary, and stormwater infrastructure; and parks/open space.

Scope of Work

The purpose of this Public Improvement Plan (PIP) for Sub-Area 2 is to provide development details for the planning areas (PAs) within Sub-Area 2. This report will serve as a companion document to the Framework Development Plan (FDP) for Sub-Area 2. The improvements discussed herein are specifically in regard to the infrastructure requirements for Sub-Area 2 and have been analyzed in coordination with the PIP Amendment for the overall development (Ref. 1). Historic land uses have not changed from those shown in the FDP prepared by N.E.S. Inc. in 2005 (Ref. 3).

Project Location

The Transport Colorado development is approximately six (6) miles southeast of Denver International Airport (DIA) and twenty (20) miles east of downtown Denver within Township 3 South, Range 64 West of the 6th Principal Meridian. Sub-Area 2 includes the south half of Section 17, all of Sections 20 and 21, the west ½ of Section 22 and the northwest quarter of the southeast quarter of Section 16. Refer to Figure 1 below for a vicinity map of the project and surrounding areas.

these improvements. This PIP assumes that the infrastructure identified in Exhibit 1 will be constructed at the time of the initial development of SA 2.

Roadway System

Per the Port Colorado – Subarea 2 Traffic Impact Analysis (Ref. 9), the following roadway improvements will be required for the build-out of Sub-Area 2. All roadways will be constructed per COA standards and specifications. Some roadways are currently existing and the increase in traffic volumes on these streets may require additional improvements. Half-section roads will be constructed along the periphery. The remaining half-sections will be constructed when the adjacent property or sub-area is developed or based on traffic needs. Collector roads and local streets will be constructed to their full widths as planning areas are developed. The improvements required for Sub-Area 2 are described in more detail below.

- Construct the east half of a 6-lane major arterial for Imboden Road along the western subarea boundary in Sections 17 and 20.
- Construct the full width of a 4-lane minor arterial for E. 48th Avenue from Imboden Road to Quail Run Drive, including construction of a structure for the crossing of Bear Gulch. The crossing structure will be triggered by the construction of Bear Gulch. The crossing will be constructed with Bear Gulch or when 70% of traffic volume is met on 48th. A Conditional Letter of Map Revision (CLOMR) will be required for the bridge.
- Construct the south half of a 4-lane minor arterial for E. 48th Avenue from Quail Run Drive to the eastern boundary of PA-4.
- Construct the full width of a 4-lane minor arterial for E. 48th Ave. along the southern boundary of PA-4.
- Construct the south half of a 4-lane minor arterial for E. 48th Avenue from the eastern boundary of PA-4 to the eastern boundary of PA-8B (the eastern boundary of Sub-Area 2).
- Construct the west half of a 3-lane collector for Quail Run Drive from northern boundary of Sub-Area 2 to the southern boundary of Sub-Area 2.
- Construct the full section of a 3-lane collector for E. 42nd Avenue from Quail Run Drive to the eastern boundary of Sub-Area 2.
- Construct the full section of a 3-lane collector for Cavanaugh Road from the southern boundary of Sub-Area 2 to E. 48th Avenue.

The full buildout of Sub-Area 2 will also require improvements at the intersection of East 48th Avenue/Imboden Road. These improvements include:

- A westbound left turn lane at 48th Avenue and Imboden Road.
- A traffic signal at East 48th Avenue and Quail Run Drive if/when warranted.

Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersection will be prorated. Signal locations and cost sharing will be determined at contextual site plan.

The improvements listed above are based on assumed land uses. As actual users purchase and develop their property, these improvements may be revaluated and revised in the future.

Existing roadways surrounding Sub-Area 2 include:

- Imboden Road, 2-lane asphalt roadway.
- The east half of Quail Run Drive, 3-lane Collector, asphalt.
- Manila Road, 2-lane asphalt roadway.
- Quail Run Drive, north of East 48th Avenue, 2-lane gravel roadway
- East 48th Avenue, 2-lane asphalt roadway.
- Front Range Parkway, 2-lane asphalt road.

Water Distribution System

As shown in the Master Utility Report (Ref. 1), it is now understood that the City of Aurora through its capital improvement project will be bringing a 30" water line to Imboden Road and East 32nd Avenue in 2024. It is anticipated that the SA 2 development will be served by this waterline and the waterlines that are currently being installed with the ongoing ISPs.

The water lines required for the build-out of Sub-Area 2 are shown on Exhibit 1 in the appendix. The layout shown is preliminary and may be revised as development progresses. The Sub-Area 2 system will be designed to integrate with the network that will be installed for the buildout of the overall development. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the sub-area and planning areas will be provided to minimize disruption in service due to water main breaks. The water line loop for Sub-Area 2 will be established with the following improvements:

- A 16" water line in East 48th Avenue along the Sub-Area 2 boundary
- A 16" water line in East 42nd Avenue between Quail Run Drive and the eastern boundary of Sub-Area 2.
- A 16" water line in Cavanaugh Road between the southern boundary of Sub-Area 2 and East 48th Avenue
- A 16" waterline in Imboden Road from East 32nd Avenue to East 52nd Avenue

Additionally, water lines will be installed where roads are being constructed for emergency access to avoid the replacement of asphalt or concrete in the future.

Sanitary Sewer Collection System

Sub-Area 2 will be served by Individual Sewage Disposal Systems (ISDS). It is understood that systems generating 2,000 gpd or less will be permitted by the Adams County Health Department, and systems generating more than 2,000 gpd will be regulated by the Colorado Department of Public Health and Environment (CDPHE). The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 1).

The 2018 COA Wastewater Capital Improvement Plan shows a force main connecting to the site at Bear Gulch and East 64th Avenue and conveying flows to the west. If the City infrastructure downstream of Bear Gulch and East 64th Avenue is not in place at the buildout of Sub-Area 2, a new Wastewater Treatment Plant (WWTP) will be considered at that location (in the northern portion of Sub-Area 4). This scenario will need to be assessed periodically and if required, detailed design will begin when ISDS loading reaches 70% of the predicted Sub-Area 2 flows to ensure the WWTP is in service as subsequent sub-areas are developed.

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Sub-Area 2 will include the following sanitary improvements:

- A 30” line flowing north along the eastern side of Bear Gulch from the southern boundary of Sub-Area 2 to East 48th Avenue.
- A 42” line flowing north along the east side of Bear Gulch from East 48th Avenue to the northern boundary of Sub-Area 2.
- A 15” line flowing east in East 48th Avenue from Imboden Road to the east side of Bear Gulch.
- A 36” line flowing west in East 48th Avenue from Cavanaugh Road to the east side of Bear Gulch.
- A 12” line in East 42nd Avenue from Quail Run Drive and the eastern limits of Sub-Area 2 to Channel BG C9 / C10.
- A 12” line flowing east in E. 42nd Avenue from the east boundary for Sub-Area 2 to Manila Road.
- An 18” line flowing east in E. 48th Avenue from Cavanaugh Road to the lift station.

In addition to the improvements listed above, a lift station and a force main will be required to serve Sub-Area 2. The lift station and force main will be located east of Sub-Area 2, along East 48th Avenue, west of Manila Road, and will serve Planning Areas 8B and 8C and the southeast corner of PA-9, east of the ridge line. Where the force main in East 48th Avenue is referenced in this document, it should be known that final design could require that a combination of two force main pipes will be installed to accommodate initial, interim and ultimate flows.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems, open channels and detention ponds. The determination of public vs private infrastructure improvements will be shown on all construction plans put forth in the future. These ponds will release to their respective drainage basins. There are eight stormwater ponds planned for Sub-Area 2. Three of these are in-line ponds in Bear Gulch that are designed to provide detention for the 100-yr storm with Excess Urban Runoff Volume (EURV) and Water Quality (WQCV) being provided by individual users when they develop their properties at a later date. A pond is proposed in PA-4, which will provide full-spectrum detention that will include EURV. The other ponds within the Bear Gulch watershed, BG-D5 and BG-D11, are in-line to channel BG-C10 BG-C9. The other 2 ponds, HD-D3 and HD-D2 are located in the Henry David Draw Watershed and are located in-line to channel HD-C2. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3) and the Master Drainage Compliance Letter, including with this Sub-Area 2 application. All regional ponds are within the Maintenance Eligibility Program (MEP), at which point they will be publicly maintained.

Parks and Open Space

Sub-Area 2 will contain common open space and landscape buffers. Open space will include channels and detention ponds. A trail will be included around Bear Gulch. Refer to Exhibit 1 for locations of the channels, detention ponds, and trails.

3.0 Planning Area Improvements

Overview

Sub-Area 2 of the Transport Colorado site has been divided into 12 planning areas (PA-2, PA-3, PA-4, PA-5, PA-6, PA-7, PA-8A, PA-8B, PA-8C, PA-9, PA-34, and PA-35), two of which (PA-34 and PA-35) have been set aside for open space and storm drainage improvements.

Generally, any planning area can be constructed at any time if the following improvements are provided (offsite improvements may be required to meet traffic and/or fire/life safety needs):

- Two points of access for life safety.
- A looped water system capable of supplying adequate fire flow and domestic service.
- An approved sanitary sewer system, including ISDS or connection to the COA sewer system.
- Stormwater storage and conveyance to downstream facilities.

Planning Area 2 (Exhibit 2 of 11)

General

Planning Area 2 contains approximately 79.49 acres. The infrastructure necessary for the build-out of this area includes the construction of arterial roadways, water mains, sanitary sewer mains, storm sewers, drainage channels and a detention pond. The proposed infrastructure shown on Sheet 2 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 2 are described in more detail below.

- Construct the east half of a 6-lane major arterial for Imboden Road along the western boundary of Planning Area 2.
- Construct the north half of a 4-lane minor arterial for E. 48th Avenue from Imboden Road to the eastern boundary of Planning Area 2, at the western limit of Bear Gulch.

Water Distribution System

If Planning Area 2 is to be developed first, it will be served by the existing water mains that have been installed with the aforementioned ongoing improvements. A connection will be made to the existing 24" water main at the corner of E. 48th Avenue and Quail Run Drive. The waters required for the build-out of Planning Area 2 are shown on Exhibit 2 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-2 are described below.

- A 16" line flowing west in East 48th Avenue from Quail Run Drive to Imboden Road.
- A 16" line flowing north in Imboden Road from East 48th Avenue to the northern

boundary of PA-2, including a PRV.

Sanitary Sewer System

Planning Area 2 will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2) for this FDP submittal.

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 2 will include the following sanitary improvements:

- An 8” stub crossing Bear Gulch for future connection to the main trunk line.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems, and floodplain improvements to an in-line detention pond in Bear Gulch at the north end of the planning area. This pond is designed to provide detention for the 100-yr storm with EURV and WQCV being provided by individual users at a later date. This pond will release into the existing floodplain north of the planning area into Bear Gulch. Off-site flows from the south will be conveyed through the site via the existing Bear Gulch floodplain. Existing downstream infrastructure will be evaluated at ISP and preliminary design stage. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3).

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and Mile High Flood District (MHFD) when the preliminary drainage report and site plans are developed.

Planning Area 3 (Exhibit 3 of 11)

General

Planning Area 3 contains approximately 149.56 acres. The infrastructure necessary for the build-out of this area includes the construction of arterial roadways, water mains, sanitary sewer mains, storm sewers, drainage channels and a detention pond. The proposed infrastructure shown on Sheet 3 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 3 are described in more detail below.

- Construct the north half of a 4-lane minor arterial for E. 48th Avenue from the western boundary of PA-3 to Quail Run Drive.

- Construct the west half of a 3-lane collector for Quail Run Drive from E. 48th Ave north adjacent to the planning area.

Water Distribution System

If Planning Area 3 is to be developed first, it will be served by the existing water mains that have been installed with the afore mentioned ongoing improvements. A connection will be made to the existing 24" water main at the corner of E. 48th Avenue and Quail Run Drive. The water lines required for the build-out of Planning Area 3 are shown on Exhibit 3 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-3 are described below.

- A 16" line flowing west in E. 48th Avenue from Quail Run Drive to the western limit of Bear Gulch.

Sanitary Sewer System

Planning Area 3 will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref 1.) for this FDP submittal.

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 3 will include the following sanitary improvements:

- A 42" line along the western boundary of PA-3 to serve as a main trunk of the regional sewer system.
- A 36" line flowing west along E. 48th Avenue from Quail Run Drive to the western boundary of PA-3, the eastern limits of Bear Gulch.
- 8" and 12" stubs connecting to the main trunk, on either side of the east-west finger of PA-34.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems, and the existing floodplain to convey flows to the in-line detention pond in Bear Gulch that divides PA-2 and PA-3. This pond is designed to provide detention for the 100-yr storm with EURV and WQCV being provided by individual users at a later date. This pond will release at historic rates into the existing floodplain north of the planning area into Bear Gulch. Existing downstream infrastructure will be evaluated at ISP and preliminary design stage. Modifications to the existing Bear Gulch floodplain will be evaluated at a later stage. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3). A trail will be installed around Bear Gulch within the limits of Planning Area 3.

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be

evaluated by the COA and MHFD when the preliminary drainage report and site plans are developed.

Planning Area 4 (Exhibit 4 of 11)

General

Planning Area 4 contains approximately 36.81 acres. The infrastructure necessary for the build-out of this area includes the construction of arterial roadways, water mains, sanitary sewer mains, storm sewers, and a detention pond. The proposed infrastructure shown on Sheet 4 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 4 are described in more detail below.

- Construct the north half of a 4-lane minor arterial for E. 48th Avenue from the western boundary of PA-4 to the eastern boundary of PA-4.

Water Distribution System

If Planning Area 4 is to be developed first, it will be served by the existing water mains that have been installed with the aforementioned ongoing improvements. A connection will be made to the existing 24" water main at the corner of E. 48th Avenue and Quail Run Drive. The water lines required for the build-out of Planning Area 4 are shown on Exhibit 4 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-4 are described below.

- A 16" line flowing west along E. 48th Avenue from the eastern boundary of PA-4 to Quail Run Drive.

Sanitary Sewer System

Planning Area 4 will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2).

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 4 will include the following sanitary improvements:

- A 36" line flowing west along E. 48th Avenue from the eastern boundary of PA-4 to the ISDS near Bear Gulch.
- An 8" stub connected to the 36" line in E. 48th Avenue.

Storm Drainage System

On-site runoff will be routed through street flow and piped systems to an offline full spectrum pond at the northeast corner of the site. This full spectrum pond is designed to provide detention for the 100-yr storm, EURV and WQCV. This pond will release to the north. These improvements are discussed in more detail in the companion Master Drainage report for Transport Colorado (Ref. 3).

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and MHFD when the preliminary drainage report and site plans are developed.

Planning Area 5 (Exhibit 5 of 11)

General

Planning Area 5 contains approximately 132.40 acres. The infrastructure necessary for the build-out of this area includes the construction of arterial roadways, water mains, sanitary sewer mains, storm sewers, drainage channels and detention ponds. The proposed infrastructure shown on Exhibit 5 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 5 are described in more detail below.

- Construct the east half of a 6-lane major arterial for Imboden Road from the southern boundary of PA-5 to E. 48th Avenue.
- Construct the south half of a 4-lane minor arterial for E. 48th Avenue from Imboden Road to the eastern boundary of PA-5, the western limits of Bear Gulch.

Water Distribution System

If Planning Area 5 is to be developed first, it will be served by the existing water mains that have been installed with the aforementioned ongoing improvements. A connection will be made to the existing 24" water main at the corner of E. 32nd Avenue and Quail Run Road. The water lines required for the build-out of Planning Area 5 are shown on Exhibit 5 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-5 are described below.

- A 16" line flowing north along Imboden Road from E. 32nd Avenue to E. 48th Avenue.
- A 16" line between Imboden Road to the eastern limits of PA-5, the western limits of Bear Gulch.

Sanitary Sewer System

To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2).

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 5 will include the following sanitary improvements:

- A 15” line flowing east along East 48th Avenue from Imboden Road to the ISDS near Bear Gulch.
- A 30” line flowing north along the east side of bear gulch to the ISDS near Bear Gulch,
- An 8” stub connected to the 15” line in E. 48th Avenue.
- An 8” stub crossing Bear Gulch for the future connection to the 30” main trunk line, on the east side of Bear Gulch.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems, and the existing floodplain to two on-line regional detention ponds on Bear Gulch at the north and south ends of the planning area. These ponds are designed to provide detention for the 100-yr storm with EURV and WQCV being provided by individual users at a later date. The northern pond will release to a proposed crossing that flows northerly across E. 48th Avenue. The southern pond releases into the existing Bear Gulch floodplain. Modifications to the existing Bear Gulch floodplain will be evaluated at a later time. Existing downstream infrastructure will be evaluated at ISP and preliminary design stage. There improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3).

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and MHFD when the preliminary drainage report and site plans are developed.

Planning Area 6 (Exhibit 6 of 11)

General

Planning Area 6 contains approximately 345.37 acres of planned mixed-use development. The infrastructure necessary for the build-out of this area includes the construction of collector and arterial roadways, water mains, sanitary sewer mains, storm sewers, drainage channels and detention ponds. The proposed infrastructure shown on Exhibit 6 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 6 are described in more detail below.

- Construct the south half of a 4-lane minor arterial for East 48th Avenue from the eastern limits of Bear Gulch to Quail Run Drive. Since the Bear Gulch bridge will require a CLOMR, this portion of the East 48th Avenue roadway will not be specifically attributed to a planning area. It is anticipated however that the CLOMR will be initiated at the time of PA-6 development.
- Construct the west half of a 3-lane collector for Quail Run Drive along the eastern boundary of PA-6.

Water Distribution System

If Planning Area 6 is to be developed first, it will be served by the existing water mains that have been installed with the afore mentioned ongoing improvements. A connection will be made to the existing 24" water main at the corner of E. 48th Avenue and Quail Run Drive. The water lines required for the build-out of Planning Area 6 are shown on Exhibit 6 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-6 are described below.

- A 16" line flowing west in East 48th Avenue from Quail Run Drive to the western boundary of Bear Gulch.

Sanitary Sewer System

Planning Area 6 will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2).

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 6 will include the following sanitary improvements:

- A 36" line flowing west in East 48th Avenue from Quail Run Drive to the eastern limit of Bear Gulch.
- A 30" line flowing northerly along the western boundary of PA-6 to serve as a main trunk of the regional sewer system.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems, and open channels to two on-line regional detention ponds in Bear Gulch at the north and south ends of the planning area. These ponds are designed to provide detention for the 100-yr storm with EURV and WQCV being provided by individual users at a later date. The northern pond will release to a proposed crossing that drains across East 48th Avenue. The southern pond release into the existing Bear Gulch floodplain. Modifications to the existing Bear Gulch floodplain will be evaluated at a later time. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3). A trail will be installed around Bear Gulch within the limits of Planning Area 6.

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and MHFD when the preliminary drainage report and site plans are developed.

Planning Area 7 (Exhibit 7 of 11)

General

Planning Area 7 contains approximately 72.16 acres. The infrastructure necessary for the build-out of this area includes the construction of collector roadways, water mains, sanitary sewer mains, storm sewers, drainage channels and detention ponds. The proposed infrastructure shown on Exhibit 7 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 7 are described in more detail below.

- Construct the west half of a 3-lane collector for Quail Run Drive along the eastern boundary of PA-7.

Water Distribution System

If Planning Area 7 is to be developed first, it will be served by the existing water mains that have been installed with the afore mentioned ongoing improvements. A connection will be made to the existing 24" water main in Quail Run Drive. The water lines required for the build-out of Planning Area 7 are shown on Exhibit 7 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-7 are described below.

- A connection will be made to the existing 24" waterline in Quail Run Drive.

Sanitary Sewer System

Planning Area 7 will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or city sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2).

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 7 will include the following sanitary improvements:

- A 30" line along the eastern side of Bear Gulch from the southern boundary of PA-7 to the ISDS to serve as a main trunk of the regional sewer system.
- An 8" line along the southern boundary of PA-7 connected the main trunk.
- A 12" stub at the northern boundary of PA-7 connected to the main trunk.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems, open channels and the existing Bear Gulch floodplain to an on-line regional detention pond in Bear Gulch at the north end of the planning area. The pond is designed to provide detention for the 100-yr storm with EURV and WQCV being provided by individual users at a later date. The pond will release into the existing Bear Gulch floodplain. Modifications to the existing Bear Gulch floodplain will be evaluated at a later time. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3). A trail will be installed around Bear Gulch within the limits of Planning Area 7.

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and MHFD when the preliminary drainage report and site plans are developed.

Planning Area 8A (Exhibit 8 of 11)

General

Planning Area 8A contains approximately 316.15 acres. The infrastructure necessary for the build-out of this area includes the construction of arterial and collector roadways, water mains, sanitary sewer mains, storm sewers, a drainage channel and a detention pond. The proposed infrastructure shown on Exhibit 8 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 8A are described in more detail below.

- Construct the south half of a 4-lane minor arterial for East 48th Avenue from Cavanaugh Road to Quail Run Drive.
- Construct the north half of East 42nd Avenue from Cavanaugh Road to Quail Run Drive.
- Construct the west half of a 3-lane collector for Cavanaugh Road from East 48th Avenue to East 42nd Avenue.
- Construct the east sidewalk along Quail Run Drive, along the planning area frontage.

Water Distribution System

If Planning Area 8A is to be developed first, it will be served by the existing water mains that have been installed with the afore mentioned ongoing improvements. A connection will be made to the existing 24" water main at the corner of E. 48th Avenue and Quail Run Drive. The water lines required for the build-out of Planning Area 8A are shown on Exhibit 8 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-8A are described below.

- A 16" line flowing north in Cavanaugh Road along the east boundary of PA-8A.
- A 16" line flowing east in E. 42nd Avenue from Quail Run Drive to Cavanaugh Road.
- A 16" line flowing east along E. 48th Avenue from Quail Run Drive to Cavanaugh Road.

Sanitary Sewer System

Planning Area 8A will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2).

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 8A will include the following sanitary improvements:

- A 36" line flowing west in East 48th Avenue from Cavanaugh Road to the eastern limits of Bear Gulch at the ISDS in PA-6.
- 15" line flowing north along channel BG C9/C10 to East 48th Avenue.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems, and open channels to a detention pond at the northwest end of PA-8A and a pond at the northeast end of PA-8B. These ponds are designed to provide detention for the 100-year storm with EURV and WQCV being provided by individual users at a later date. The ponds will release to proposed crossings that drain northerly across East 48th Avenue. Off-site flows from the south will be conveyed through the open channel flowing through the planning area from East 42nd Avenue into the detention pond described above. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3).

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and MHFD when the preliminary drainage report and site plans are developed.

Planning Area 8B (Exhibit 9 of 11)

General

Planning Area 8B contains approximately 159.11 acres. The infrastructure necessary for the build-out of this area includes the construction of arterial and collector roadways, water mains, sanitary sewer mains, storm sewers, a drainage channel and a detention pond. The proposed infrastructure shown on Exhibit 9 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be

constructed to their full widths. The roadway improvements required for Planning Area 8B are described in more detail below.

- Construct the south half of a 4-lane minor arterial for E. 48th Avenue from Cavanaugh Road to the eastern boundary of PA-8B.
- Construct the east half of a 3-lane collector for Cavanaugh Road from the southern boundary of PA-8B to E. 48th Avenue.
- Construct the north half of a 3-lane collector for E. 42nd Avenue from Cavanaugh Road to the eastern boundary of PA-8B.

Water Distribution System

If Planning Area 8B is to be developed first, it will be served by the existing water mains that have been installed with the afore mentioned ongoing improvements. A connection will be made to the existing 16" water main at the corner of E. 38th Avenue and Cavanaugh Road. The water lines required for the build-out of Planning Area 8B are shown on Exhibit 9 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-8B are described below.

- A 16" line flowing east along E. 48th Avenue along the northern boundary of PA-8B
- A 16" line flowing east in E. 42nd Avenue from Cavanaugh Road to the eastern boundary of PA-8B.
- A 16" line flowing north in Cavanaugh Road from E. 42nd Avenue to E. 48th Avenue.

Sanitary Sewer System

Planning Area 8B will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2) for.

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 8B will include the following sanitary improvements:

- An 18" line flowing easterly from Cavanaugh Road to the location of proposed lift station on the northern boundary of Sub Area 1 along East 48th Avenue.
- A force main flowing westerly in E. 48th Avenue from the lift station to the ridge line at East 48th Avenue.
- 36" line connecting the force main to the ISDS at the east limit of Bear Gulch in SA-6.

Storm Drainage System

On-site runoff will be routed through street flow, piped systems and open channels to the in-line regional detention pond at the northern end of Planning Area 8B. This pond is designed to provide detention for the 100-yr storm with WQCV and EURV being provided by individual users at a later date. This pond will release into an existing drainageway via a proposed crossing. Surrounding offsite flows will be conveyed to the detention pond via an open channel. These

improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3).

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and MHFD when the preliminary drainage report and site plans are developed.

Planning Area 8C (Exhibit 10 of 11)

General

Planning Area 8C contains approximately 160.51 acres. The infrastructure necessary for the build-out of this area includes the construction of collector roadways, water mains, sanitary sewer mains, storm sewers, and a detention pond. The proposed infrastructure shown on Sheet 10 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 8C are described in more detail below.

- Construct the east half of a 3-lane collector for Cavanaugh Road from the southern boundary of PA-8C to E. 42th Avenue.
- Construct the south half of a 3-lane collector for E. 42nd Avenue from the eastern boundary of PA-8C to Cavanaugh Road.

Water Distribution System

If Planning Area 8C is to be developed first, it will be served by the existing water mains that have been installed with the aforementioned ongoing improvements. A connection will be made to the existing 16" water main at the corner of E. 38th Avenue and Cavanaugh Road. The water lines required for the build-out of Planning Area 8C are shown on Exhibit 10 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-8C are described below.

- A 16" line flowing east in E. 42nd Avenue from Cavanaugh Road to the eastern boundary of PA-8C
- A 16" line flowing north in Cavanaugh Road from the southern boundary of PA-8C to E. 42nd Avenue.

Sanitary Sewer System

Planning Area 8C will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2).

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The build-out of Planning Area 9 will include the following sanitary improvements:

- 12" line in East 42nd Avenue from the eastern boundary of PA-8C to Manila Road,
- 36" line along Manila Road, between East 42nd Avenue to East 48th Avenue,
- 36" line along East 48th Avenue between Manila Road and the lift station
- A force main flowing west in E. 48th Avenue from the lift station to the ridge line at East 48th Avenue
- 36" line connecting the force main to the ISDS at the east limit of Bear Gulch in SA-6.

Storm Drainage System

The runoff of PA -8C will be routed through street flow and piped systems to an in-line regional detention pond to the north of PA-8C in the Henry David Draw watershed and to an in-line regional detention pond in Sub Area 1, in the northwest corner of the southeast quarter of Section 22. These ponds are designed to provide detention for the 100-yr storm with WQCV and EURV provided by individual users at a later date. The ponds will release through proposed culverts that crosses under E. 42nd Avenue. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3).

Development of on-site planning may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the COA and MHPD when the preliminary drainage report and site plans are developed.

Planning Area 9 (Exhibit 11 of 11)

General

Planning Area 9 contains approximately 317.66 acres. The infrastructure necessary for the build-out of this area includes the construction of collector roadways, water mains, sanitary sewer mains, storm sewers, drainage channels and detention ponds. The proposed infrastructure shown on Sheet 11 is preliminary and subject to change as the planning area is developed.

Roadway System

All roadways will be constructed per COA standards and specifications. Half-section roads will be constructed along the periphery of the planning area. The remaining half-sections will be constructed when the adjacent property is developed. Collector roads and local streets will be constructed to their full widths. The roadway improvements required for Planning Area 9 are described in more detail below.

- Construct the south half of a 3-lane collector for East 42nd Avenue from Cavanaugh Road to Quail Run Drive.
- Construct the west half of a 3-lane collector for Cavanaugh Road from East 38th Avenue to East 42nd Avenue.
- Construct the east sidewalk along Quail Run Drive, along the planning area frontage.

Water Distribution System

If Planning Area 9 is to be developed first, it will be served by the existing water mains that have been installed with the aforementioned ongoing improvements. A connection will be made to

the existing 24" water main flowing north in Quail Run Drive. A second connection will be made to the existing 16" water main at Cavanaugh Road and East 38th Avenue. The water lines required for the build-out of Planning Area 9 are shown on Exhibit 11 in the appendix. The layout shown is preliminary and may be revised as development progresses. Water lines will be designed and constructed per COA standards and specifications. Adequate looping within the planning area will be provided to minimize disruption in service due to water main breaks. The water lines to be installed with the development of PA-9 are described below.

- A 16" line flowing north in Cavanaugh Road along the east boundary of PA-9, and
- A 16" line flowing east in E. 42nd Avenue from Quail Run Drive to Cavanaugh Road.

Sanitary Sewer System

Planning Area 9 will be served by Individual Sewage Disposal Systems (ISDS). To ensure the infrastructure is in place when the time comes for individual users to connect to the regional or City sewer system, sanitary mains will be installed as adjacent roads are constructed. The sewer mains have been sized according to COA design criteria and account for flows from the off-site parcels that fall within the service area boundary shown in the Master Utility Report (Ref. 2).

Per COA criteria, sanitary sewer lines are to be constructed to the south and west of roadway centerlines. The western build-out of Planning Area 9 will include the following sanitary improvements:

- A 12" line flowing east to channel BG C9/C10
- 15" line flowing north along channel BG C9/C10 to East 42nd Avenue.
- 36" line in East 48th Avenue, west of Quail Run Drive to the ISDS, at the eastern limits of Bear Gulch in PA-6

The eastern build-out of Planning Area 9 will include the following sanitary sewer improvements:

- 12" line in East 42nd Avenue, extending from the ridge line in PA-9 to Manila Road
- 36" line along Manila Road, between East 42nd Avenue to East 48th Avenue,
- 36" line along East 48th Avenue between Manila Road and the lift station
- A force main flowing west in East 48th Avenue from the lift station to the ridge line at East 48th Avenue
- 36" line connecting the force main to the ISDS at the east limit of Bear Gulch in SA-6

Storm Drainage System

The runoff of PA -9 will be routed through street flow, piped systems and an open channel to an in-line regional detention pond at the northwestern portion of PA-9 in the Bear Gulch watershed. This pond is designed to provide detention for the 100-yr storm with WQCV and EURV provided by individual users at a later date. This pond will release through a proposed culvert that crosses under East 42nd Avenue. These improvements are discussed in more detail in the companion Master Drainage Report for Transport Colorado (Ref. 3).

Development of on-site planning areas may trigger the requirement for construction of off-site channel or detention improvements. The need for off-site drainage improvements will be evaluated by the City of Aurora and MHFD when the preliminary drainage report and site plans are developed.

4.0 Life Safety

The developer will construct a looped water supply and fire hydrants as required by the adopted fire code and city ordinances for each individual planning area. Some initial development will be supplied with a single water service to promote water quality within the system.

It is anticipated that this development will initially be serviced by Bennet Fire Station #92. As the site develops, a temporary fire station may be required before a permanent location is established on-site. If required, the developer will provide a temporary fire station by means of a modular structure at the direction of the Fire Chief or his or her designee. Dedicated for public land use, the temporary and permanent fire stations will be located in Sub-Area 1 as shown on Exhibit 3. These locations are show in in more detail in the Master Plan Documents for Sub-Area 1.

A Whelen Warning System is anticipated for this site and will be located in Sub-Area 1 with the permanent fire station.

The developer will construct on-site, and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. The developer will work with the city of Aurora to provide for acceptable water system design solutions related to the City's plan for water system connectivity to the project.

5.0 Conclusion

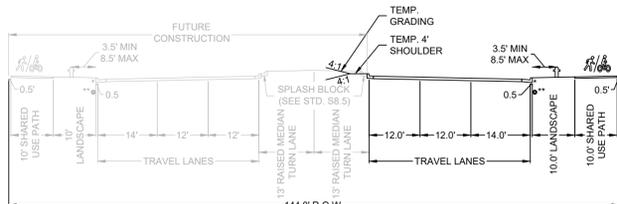
This Public Improvement Plan Report was prepared as a companion document to the Master Plan for Sub-Area 2. It outlines the infrastructure improvements required for development of Sub-Area 2. As detailed above, the development of Sub-Area 2 is anticipated to be broken up into 12 planning areas, 2 of which are for drainage and open space. These improvements are preliminary and may change as planning areas area developed.

6.0 References Cited

1. **Port Colorado Master Utility Plan – Amendment #2**, Westwood, Inc., June 2020
2. **Port Colorado Sub-Area 6 Master Utility Study**, Westwood, Inc., June 2020
3. **Transport Colorado Master Drainage Report Amendment #3**, Westwood, Inc., August 2022 (Under Review)
4. **Transport Colorado Framework Development Plan**, CVL Consultants of Colorado, Inc. April 2019
5. **Port Colorado Revised Traffic Impact Analysis**, Felsburg Holt & Ullevig, Feb. 2022
6. **Transport/Front Range Airport Area Master Utilities Plan**, Matrix Design Group, Inc. 2007
7. **City of Aurora Wastewater Capital Improvement Plan**, City of Aurora, January 2018
8. **City of Aurora Water Capital Improvement Plan**, City of Aurora, May 2018
9. **Port Colorado – Subarea 2 – Traffic Impact Analysis**, Felsburg Holt & Ullevig, September 2022

APPENDIX A
Public Improvement Plan Exhibits

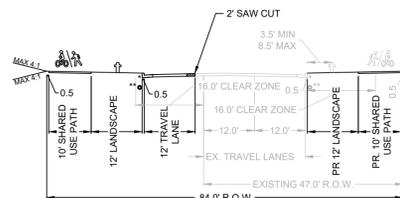
ROADWAY SECTIONS:



SIX LANE MAJOR ARTERIAL - HALF STREET IMPROVEMENT (S1.4)

• VERT. CURB & GUTTER (STD. S7.1)
 •• EDGE DRAIN (STD. S1.19)

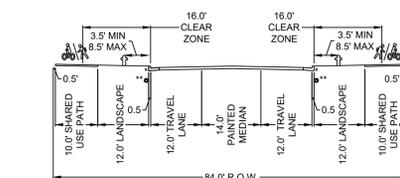
(IMBODEN ROAD)



ULTIMATE CONDITION THREE LANE COLLECTOR (S1.3)

• VERT. CURB & GUTTER (STD. S7.1)
 •• EDGE DRAIN (STD. S1.19)

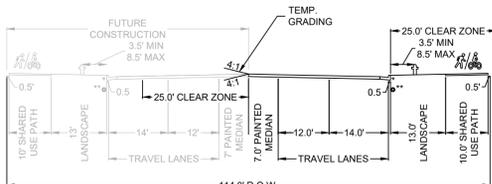
(QUAIL RUN DR. BETWEEN SA2 SOUTHERN BOUNDARY AND E. 48TH AVE)



THREE LANE COLLECTOR (S1.3)

• VERT. CURB & GUTTER (STD. S7.1)
 •• EDGE DRAIN (STD. S1.19)

(CAVANAUGH ROAD, E 42ND AVENUE)

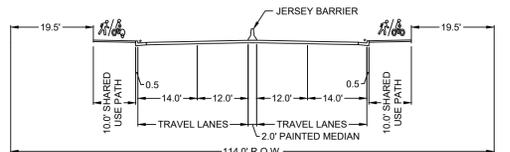


FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH - HALF STREET IMPROVEMENT (S1.5)

• VERT. CURB & GUTTER (STD. S7.1)
 •• EDGE DRAIN (STD. S1.19)

(E 48TH AVENUE)

NOTE: CONSTRUCTION OF THE FULL MEDIAN MAY BE REQUIRED FOR AUXILIARY LANES AT INTERSECTIONS

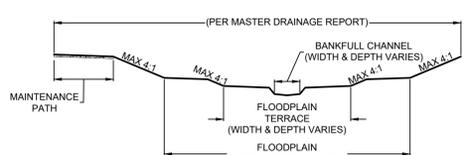


FOUR LANE MINOR ARTERIAL WITH SEPARATED SHARED USE PATH (S1.5) BEAR GULCH BRIDGE CROSSING

• VERT. CURB & GUTTER (STD. S7.1)

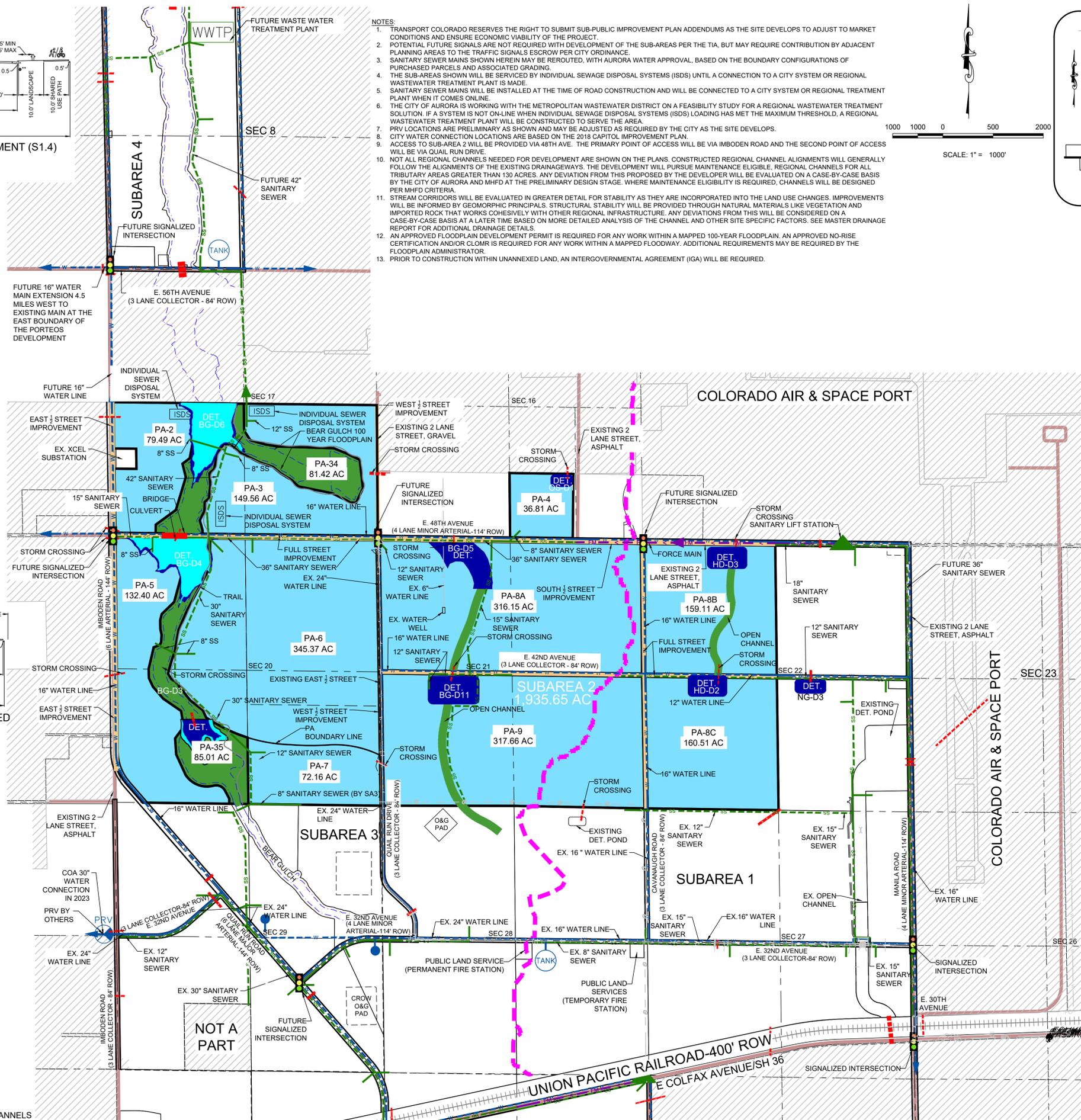
(E 48TH AVENUE)

DRAINAGE CHANNEL SECTIONS:

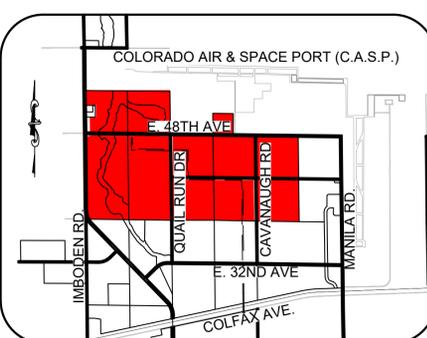
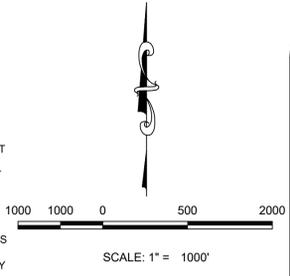


TYPICAL CHANNEL SECTION

FOR MILEHIGH FLOOD DISTRICT (MHFD) MAINTENANCE ELIGIBLE CHANNELS WIDTH AND DEPTH VARIES BASED ON GEOMORPHIC DESIGN

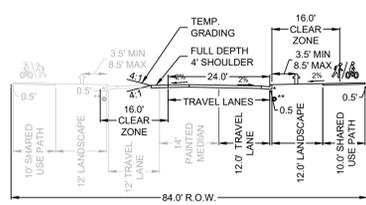


- NOTES:**
1. TRANSPORT COLORADO RESERVES THE RIGHT TO SUBMIT SUB-PUBLIC IMPROVEMENT PLAN ADDENDUMS AS THE SITE DEVELOPS TO ADJUST TO MARKET CONDITIONS AND ENSURE ECONOMIC VIABILITY OF THE PROJECT.
 2. POTENTIAL FUTURE SIGNALS ARE NOT REQUIRED WITH DEVELOPMENT OF THE SUB-AREAS PER THE TIA, BUT MAY REQUIRE CONTRIBUTION BY ADJACENT PLANNING AREAS TO THE TRAFFIC SIGNALS ESCROW PER CITY ORDINANCE.
 3. SANITARY SEWER MAINS SHOWN HEREIN MAY BE REROUTED, WITH AURORA WATER APPROVAL, BASED ON THE BOUNDARY CONFIGURATIONS OF PURCHASED PARCELS AND ASSOCIATED GRADING.
 4. THE SUB-AREAS SHOWN WILL BE SERVICED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) UNTIL A CONNECTION TO A CITY SYSTEM OR REGIONAL WASTEWATER TREATMENT PLANT IS MADE.
 5. SANITARY SEWER MAINS WILL BE INSTALLED AT THE TIME OF ROAD CONSTRUCTION AND WILL BE CONNECTED TO A CITY SYSTEM OR REGIONAL TREATMENT PLANT WHEN IT COMES ONLINE.
 6. THE CITY OF AURORA IS WORKING WITH THE METROPOLITAN WASTEWATER DISTRICT ON A FEASIBILITY STUDY FOR A REGIONAL WASTEWATER TREATMENT SOLUTION. IF A SYSTEM IS NOT ON-LINE WHEN INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) LOADING HAS MET THE MAXIMUM THRESHOLD, A REGIONAL WASTEWATER TREATMENT PLANT WILL BE CONSTRUCTED TO SERVE THE AREA.
 7. PRIV LOCATIONS ARE PRELIMINARY AS SHOWN AND MAY BE ADJUSTED AS REQUIRED BY THE CITY AS THE SITE DEVELOPS.
 8. CITY WATER CONNECTION LOCATIONS ARE BASED ON THE 2018 CAPITOL IMPROVEMENT PLAN.
 9. ACCESS TO SUB-AREA 2 WILL BE PROVIDED VIA 48TH AVE. THE PRIMARY POINT OF ACCESS WILL BE VIA IMBODEN ROAD AND THE SECOND POINT OF ACCESS WILL BE VIA QUAIL RUN DRIVE.
 10. NOT ALL REGIONAL CHANNELS NEEDED FOR DEVELOPMENT ARE SHOWN ON THE PLANS. CONSTRUCTED REGIONAL CHANNEL ALIGNMENTS WILL GENERALLY FOLLOW THE ALIGNMENTS OF THE EXISTING DRAINAGEWAYS. THE DEVELOPMENT WILL PURSUE MAINTENANCE ELIGIBLE, REGIONAL CHANNELS FOR ALL TRIBUTARY AREAS GREATER THAN 130 ACRES. ANY DEVIATION FROM THIS PROPOSED BY THE DEVELOPER WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE CITY OF AURORA AND MHFD AT THE PRELIMINARY DESIGN STAGE. WHERE MAINTENANCE ELIGIBILITY IS REQUIRED, CHANNELS WILL BE DESIGNED PER MHFD CRITERIA.
 11. STREAM CORRIDORS NEEDED FOR DEVELOPMENT ARE SHOWN ON THE PLANS. CONSTRUCTED REGIONAL CHANNEL ALIGNMENTS WILL GENERALLY FOLLOW THE ALIGNMENTS OF THE EXISTING DRAINAGEWAYS. THE DEVELOPMENT WILL PURSUE MAINTENANCE ELIGIBLE, REGIONAL CHANNELS FOR ALL TRIBUTARY AREAS GREATER THAN 130 ACRES. ANY DEVIATION FROM THIS PROPOSED BY THE DEVELOPER WILL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE CITY OF AURORA AND MHFD AT THE PRELIMINARY DESIGN STAGE. WHERE MAINTENANCE ELIGIBILITY IS REQUIRED, CHANNELS WILL BE DESIGNED PER MHFD CRITERIA.
 12. AN APPROVED FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN A MAPPED 100-YEAR FLOODPLAIN. AN APPROVED NO-RISE CERTIFICATION AND/OR CLOMR IS REQUIRED FOR ANY WORK WITHIN A MAPPED FLOODWAY. ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE FLOODPLAIN ADMINISTRATOR.
 13. PRIOR TO CONSTRUCTION WITHIN UNANNEXED LAND, AN INTERGOVERNMENTAL AGREEMENT (IGA) WILL BE REQUIRED.



KEYMAP
N.T.S.

- LEGEND**
- OPEN CHANNEL/STREAM MANAGEMENT CORRIDOR
 - DETENTION POND (DET.)
 - FUTURE POND EXPANSION
 - UNANNEXED ADAMS COUNTY
 - PLANNING AREA
 - EXISTING DRAINAGE AREA
 - EXISTING ROADWAY (ASPHALT, UNLESS OTHERWISE NOTED)
 - ROADWAY IMPROVEMENTS
 - PLANNING AREA BOUNDARY
 - SECTION/HALF SECTION LINE
 - WATER MAINS
 - SANITARY SEWER MAINS
 - SANITARY SEWER FORCE MAINS
 - EXISTING RAILROAD
 - CULVERT CROSSINGS
 - RIDGE LINE
 - SANITARY SEWER LIFT STATION
 - WASTE WATER TREATMENT PLANT
 - INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
 - SIGNALIZED INTERSECTION
 - PROPOSED TRAIL



THREE LANE COLLECTOR (S1.3) HALF STREET IMPROVEMENT

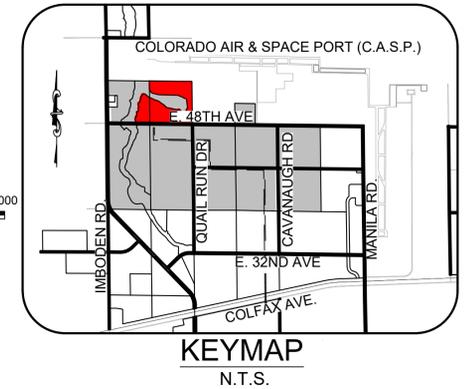
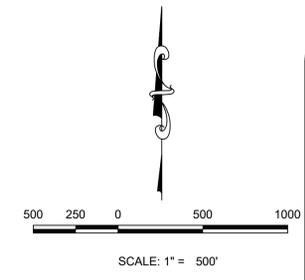
• VERT. CURB & GUTTER (STD. S7.1)
 •• EDGE DRAIN (STD. S1.19)

(QUAIL RUN DR. NORTH OF 48TH AVE.)

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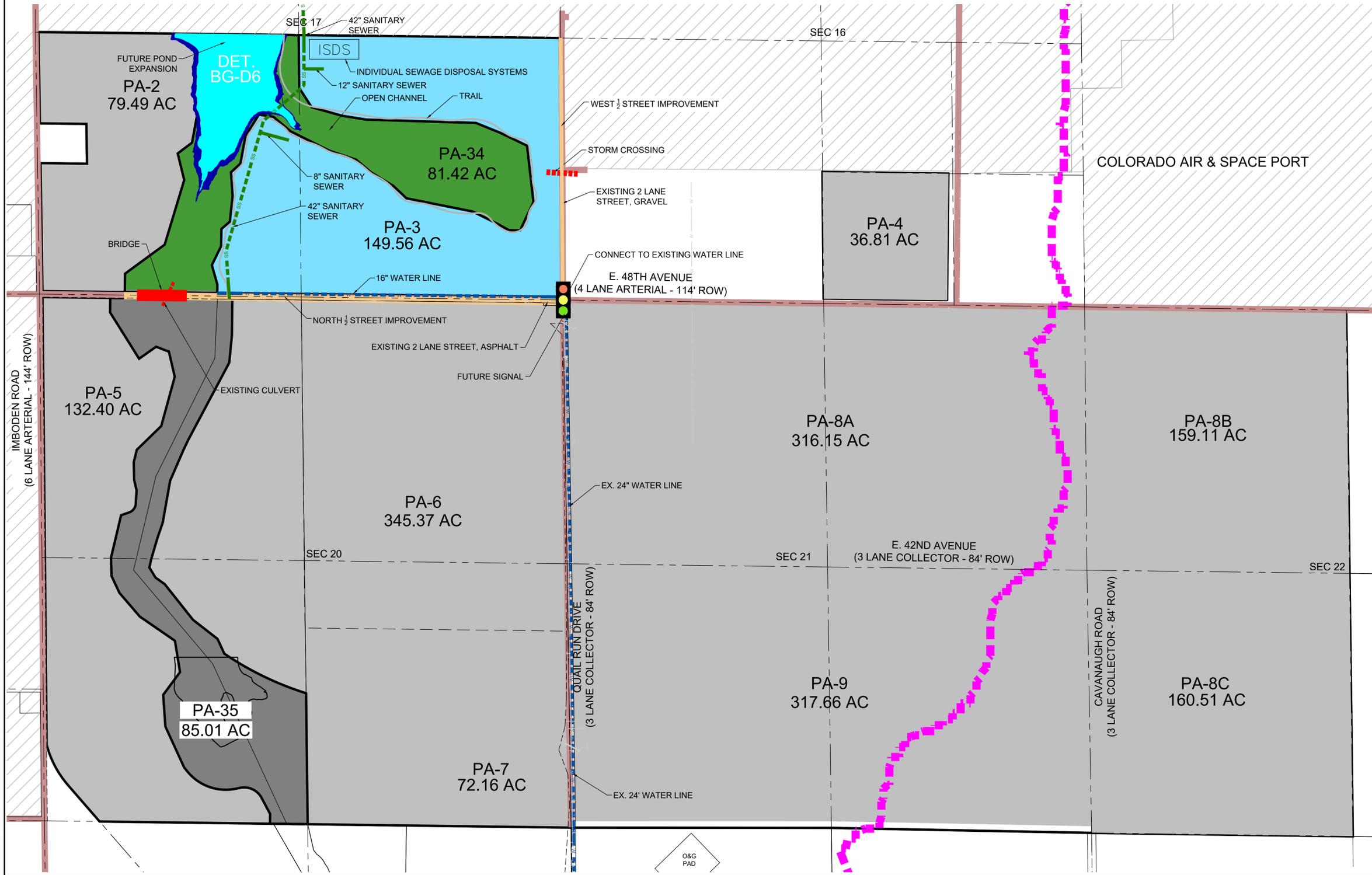
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Drawn by:	KRW
Checked by:	MEL
Date:	07/21/23
File No.:	R0032061
Project Name:	TRANSPORT COLORADO SUB-AREA 2 PUBLIC IMPROVEMENT PLAN ULTIMATE
Address:	10333 E DRY CREEK RD., SUITE 240, ENGLEWOOD, CO 80112
Phone:	TEL: 720.482.9526
Company:	Westwood Professional Services, Inc.
Revisions:	No. Date Init. Appr. Date
1	

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LEGEND

- OPEN CHANNEL/STREAM MANAGEMENT CORRIDOR
- DETENTION POND (DET.)
- FUTURE POND EXPANSION
- UNANNEXED ADAMS COUNTY
- PLANNING AREA
- EXISTING DRAINAGE AREA
- EXISTING ROADWAY (ASPHALT, UNLESS OTHERWISE NOTED)
- ROADWAY IMPROVEMENTS
- PLANNING AREA BOUNDARY
- SECTION/HALF SECTION LINE
- WATER MAINS
- SANITARY SEWER MAINS
- SANITARY SEWER FORCE MAINS
- EXISTING RAILROAD
- CULVERT CROSSINGS
- RIDGE LINE
- SANITARY SEWER LIFT STATION
- WASTEWATER TREATMENT PLANT
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
- SIGNALIZED INTERSECTION
- PROPOSED TRAIL



No.	Revisions	Date	Init.	Appr.	Date

Westwood	10333 E DRY CREEK RD.
	SUITE 240
ENGLEWOOD, CO 80112	TEL: 720.482.9526
Westwoodps.com	Westwood Professional Services, Inc.

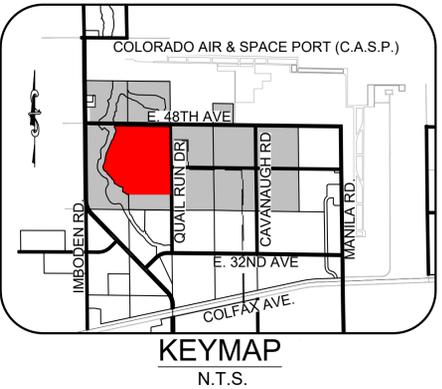
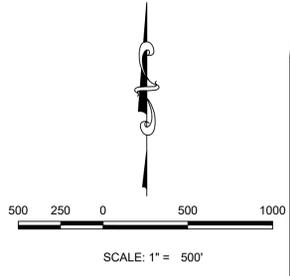
TRANSPORT COLORADO, LLC
1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202

TRANSPORT COLORADO
SUB-AREA 2
PUBLIC IMPROVEMENT PLAN
PA-3

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FILE NO.:	R0032061
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DATE:	07/21/23

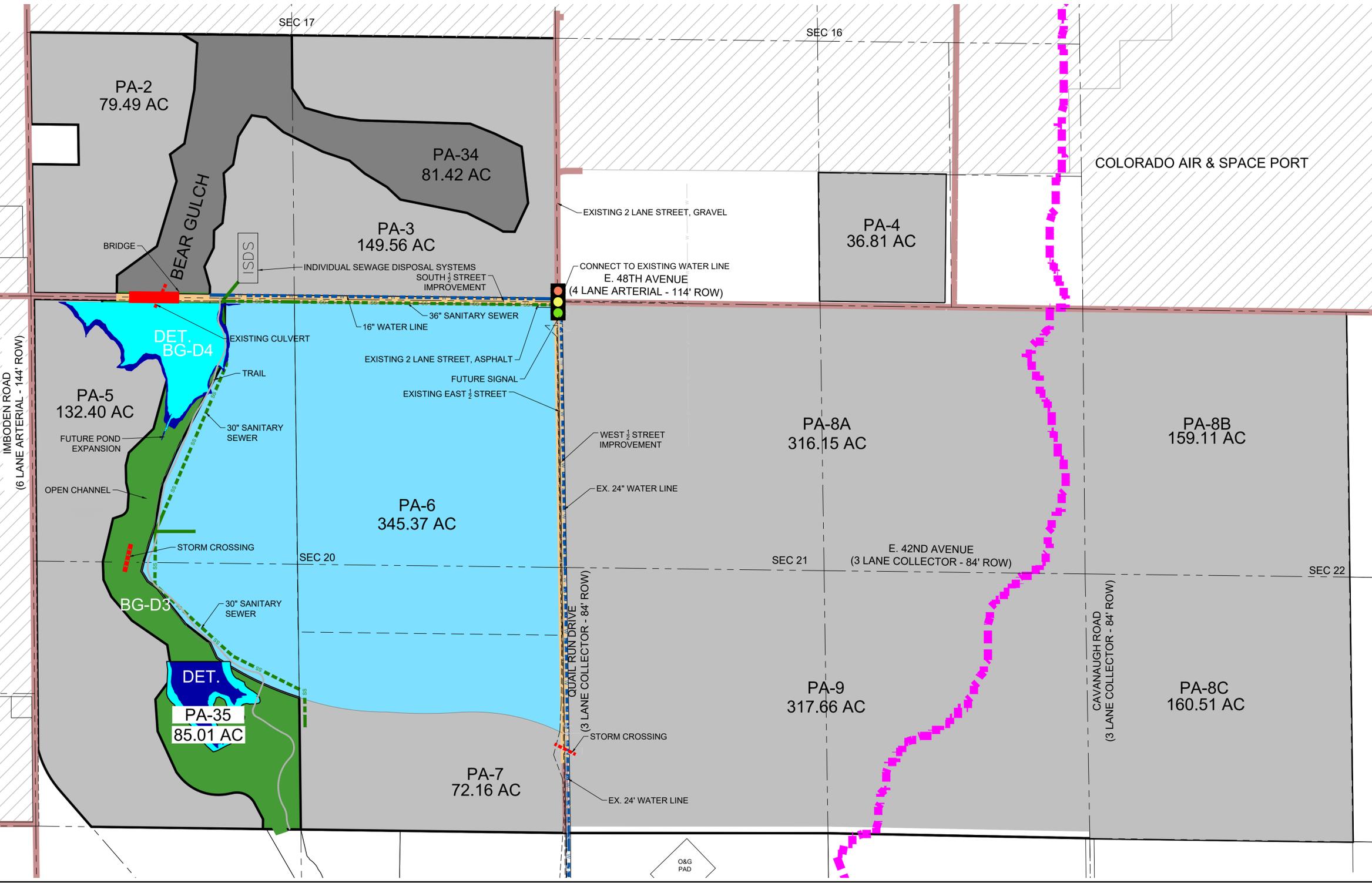
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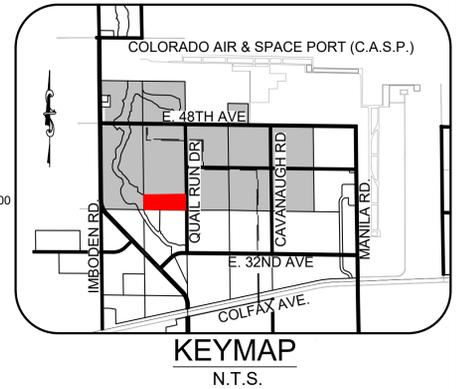
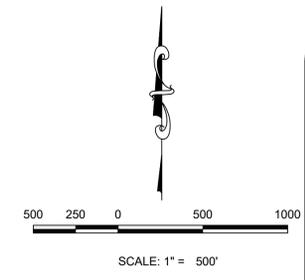
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- OPEN CHANNEL/STREAM MANAGEMENT CORRIDOR
- DETENTION POND (DET.)
- FUTURE POND EXPANSION
- UNANNEXED ADAMS COUNTY
- PLANNING AREA
- EXISTING DRAINAGE AREA
- EXISTING ROADWAY (ASPHALT, UNLESS OTHERWISE NOTED)
- ROADWAY IMPROVEMENTS
- PLANNING AREA BOUNDARY
- SECTION/HALF SECTION LINE
- WATER MAINS
- SANITARY SEWER MAINS
- SANITARY SEWER FORCE MAINS
- EXISTING RAILROAD
- CULVERT CROSSINGS
- RIDGE LINE
- SANITARY SEWER LIFT STATION
- WWTP
- ISDS
- SIGNALIZED INTERSECTION
- PROPOSED TRAIL



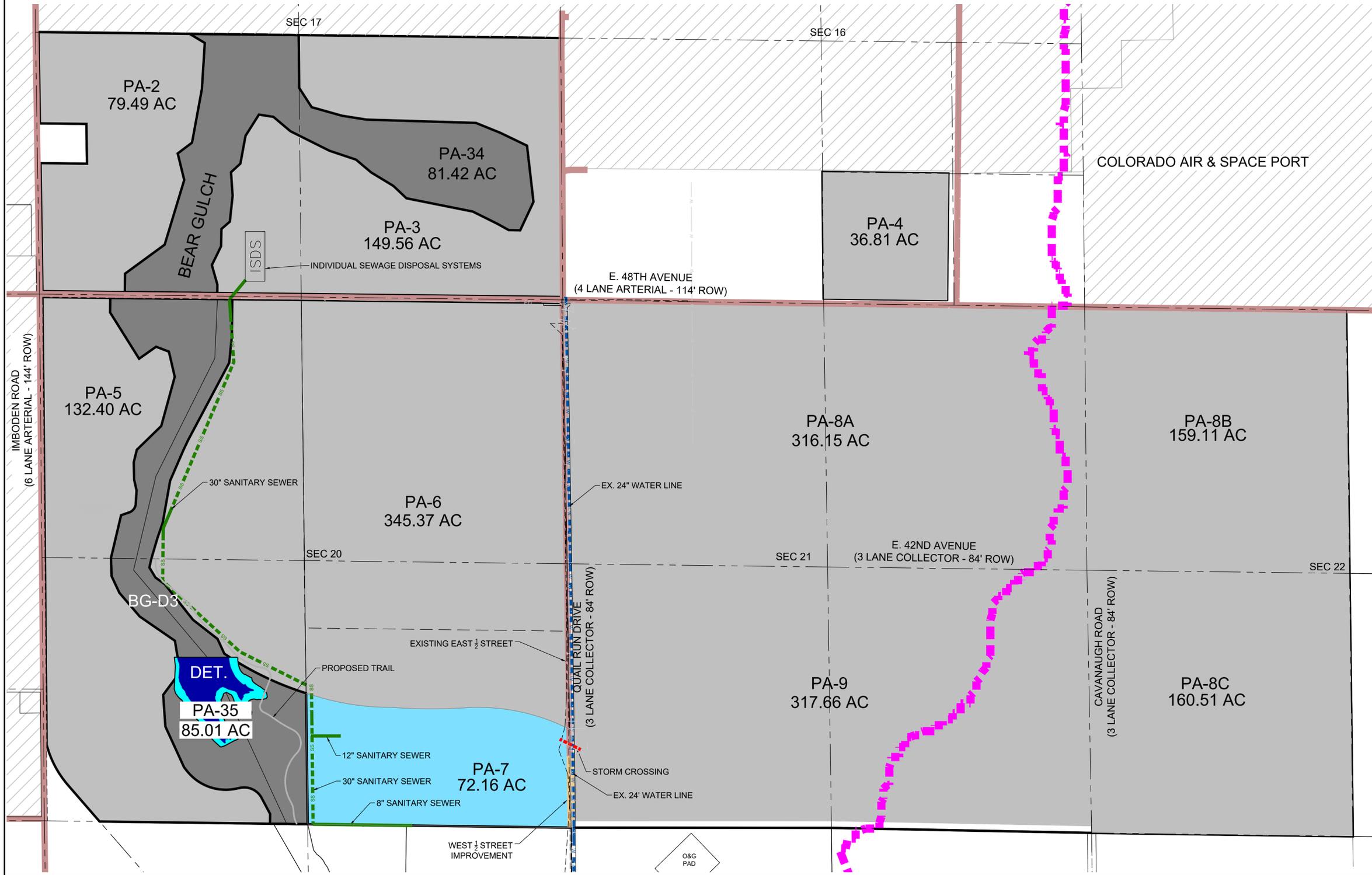
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DATE:	07/21/23		
TRANSPORT COLORADO SUB-AREA 2 PUBLIC IMPROVEMENT PLAN PA-6			
TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202			
 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.			
No.	Revisions	Date	Appr.

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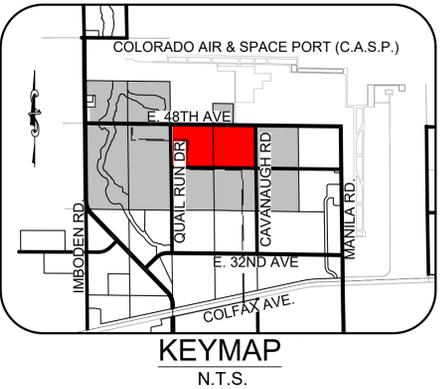
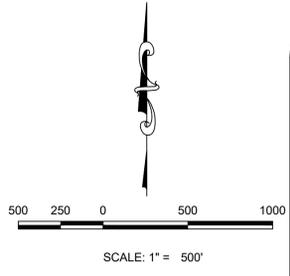
LEGEND

- OPEN CHANNEL/STREAM MANAGEMENT CORRIDOR
- DETENTION POND (DET.)
- FUTURE POND EXPANSION
- UNANNEXED ADAMS COUNTY
- PLANNING AREA
- EXISTING DRAINAGE AREA
- EXISTING ROADWAY (ASPHALT, UNLESS OTHERWISE NOTED)
- ROADWAY IMPROVEMENTS
- PLANNING AREA BOUNDARY
- SECTION/HALF SECTION LINE
- WATER MAINS
- SANITARY SEWER MAINS
- SANITARY SEWER FORCE MAINS
- EXISTING RAILROAD
- CULVERT CROSSINGS
- RIDGE LINE
- SANITARY SEWER LIFT STATION
- WASTEWATER TREATMENT PLANT
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
- SIGNALIZED INTERSECTION
- PROPOSED TRAIL



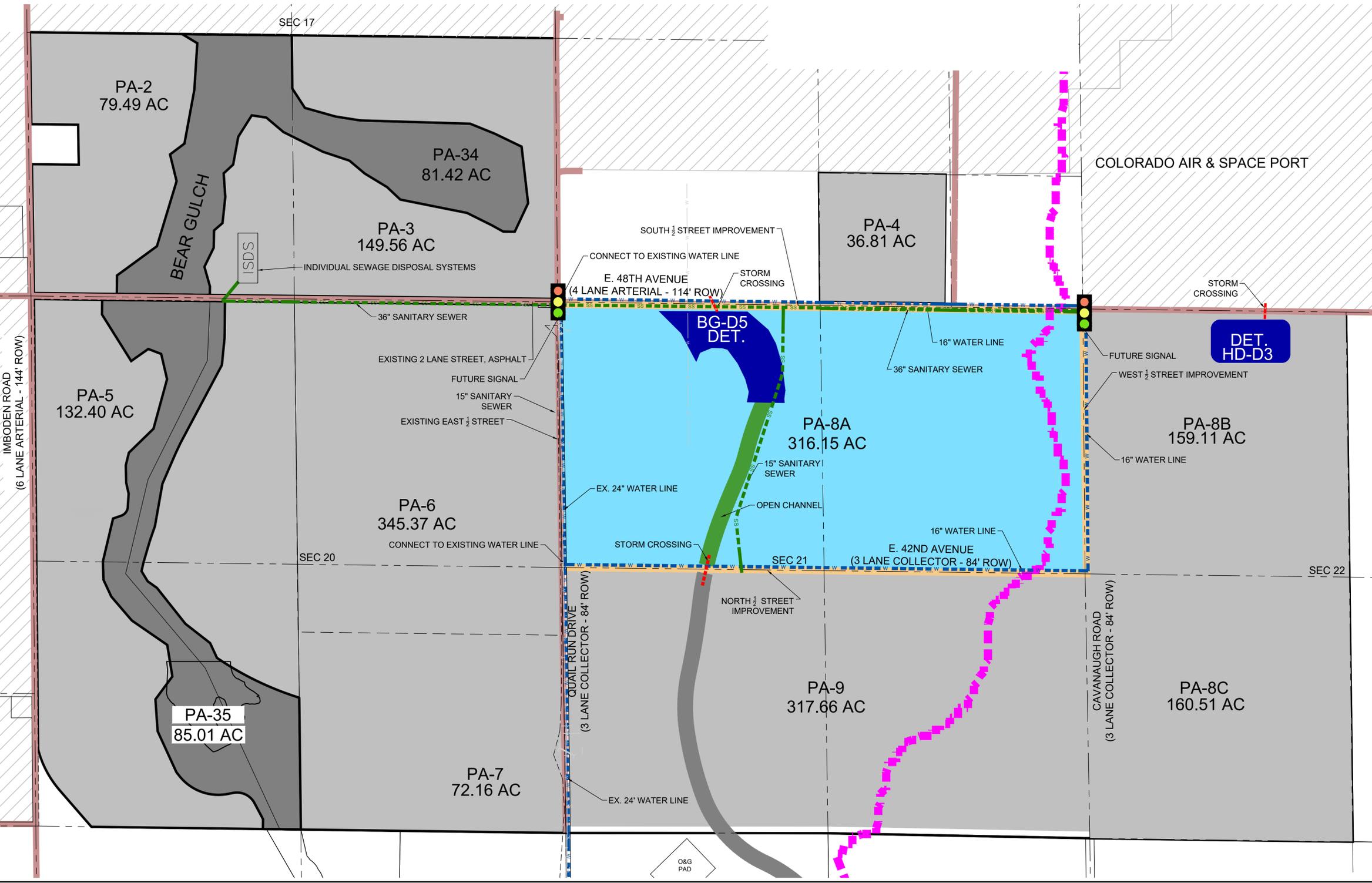
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	PROJECT: TRANSPORT COLORADO SUB-AREA 2 PUBLIC IMPROVEMENT PLAN PA-7			CLIENT: TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202
				10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 westwoodps.com Westwood Professional Services, Inc.
Revisions				No.
Date	Init.	Appr.	Date	Date

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LEGEND

- OPEN CHANNEL/STREAM MANAGEMENT CORRIDOR
- DETENTION POND (DET.)
- FUTURE POND EXPANSION
- UNANNEXED ADAMS COUNTY
- PLANNING AREA
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- ROADWAY IMPROVEMENTS
- PLANNING AREA BOUNDARY
- SECTION/HALF SECTION LINE
- WATER MAINS
- SANITARY SEWER MAINS
- SANITARY SEWER FORCE MAINS
- EXISTING RAILROAD
- CULVERT CROSSINGS
- RIDGE LINE
- SANITARY SEWER LIFT STATION
- WWTP
- ISDS
- SIGNALIZED INTERSECTION
- PROPOSED TRAIL



No.	Revisions	Date	Init.	Appr.	Date

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1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202

TRANSPORT COLORADO
SUB-AREA 2
PUBLIC IMPROVEMENT PLAN
PA-8A

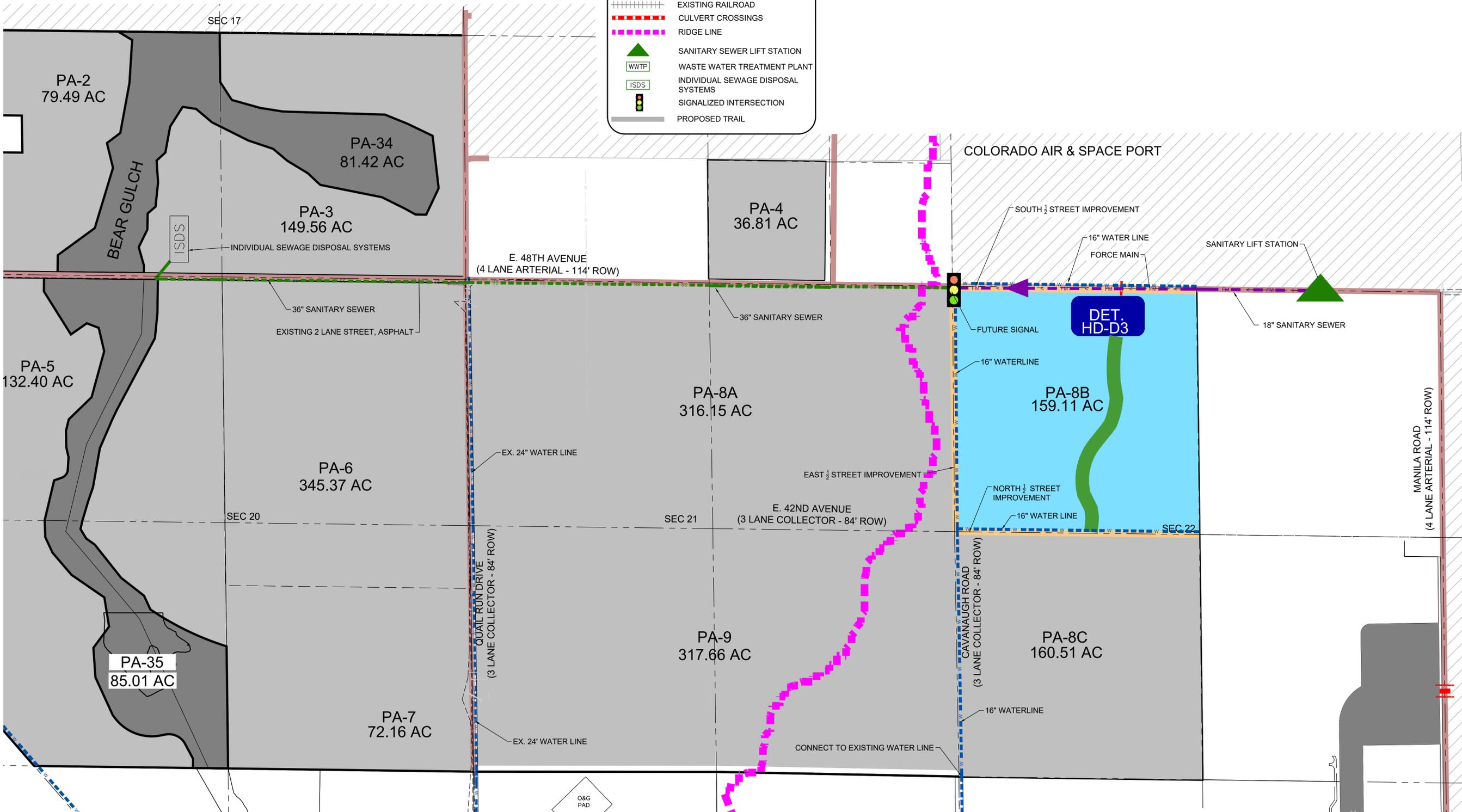
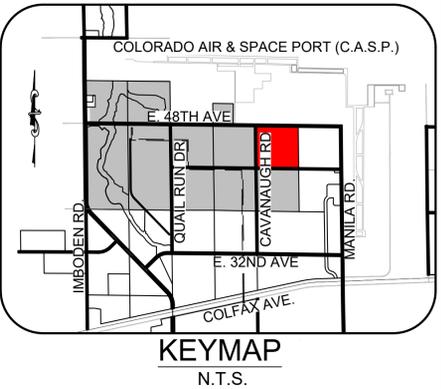
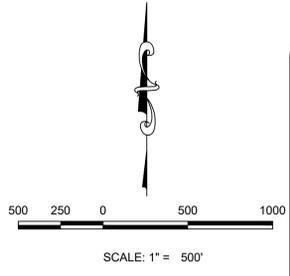
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DRAWN BY:	KAM
CHECKED BY:	MEL
DATE:	07/21/23
FILE NO.:	R0032061

SHEET NUMBER	8
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LEGEND

-  OPEN CHANNEL/STREAM MANAGEMENT CORRIDOR
-  DETENTION POND (DET.)
-  FUTURE POND EXPANSION
-  UNANNEXED ADAMS COUNTY
-  PLANNING AREA
-  EXISTING DRAINAGE AREA
-  EXISTING ROADWAY (ASPHALT, UNLESS OTHERWISE NOTED)
-  ROADWAY IMPROVEMENTS
-  PLANNING AREA BOUNDARY
-  SECTION/HALF SECTION LINE
-  WATER MAINS
-  SANITARY SEWER MAINS
-  SANITARY SEWER FORCE MAINS
-  EXISTING RAILROAD
-  CULVERT CROSSINGS
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-  WWTP
-  ISDS
-  SIGNALIZED INTERSECTION
-  PROPOSED TRAIL

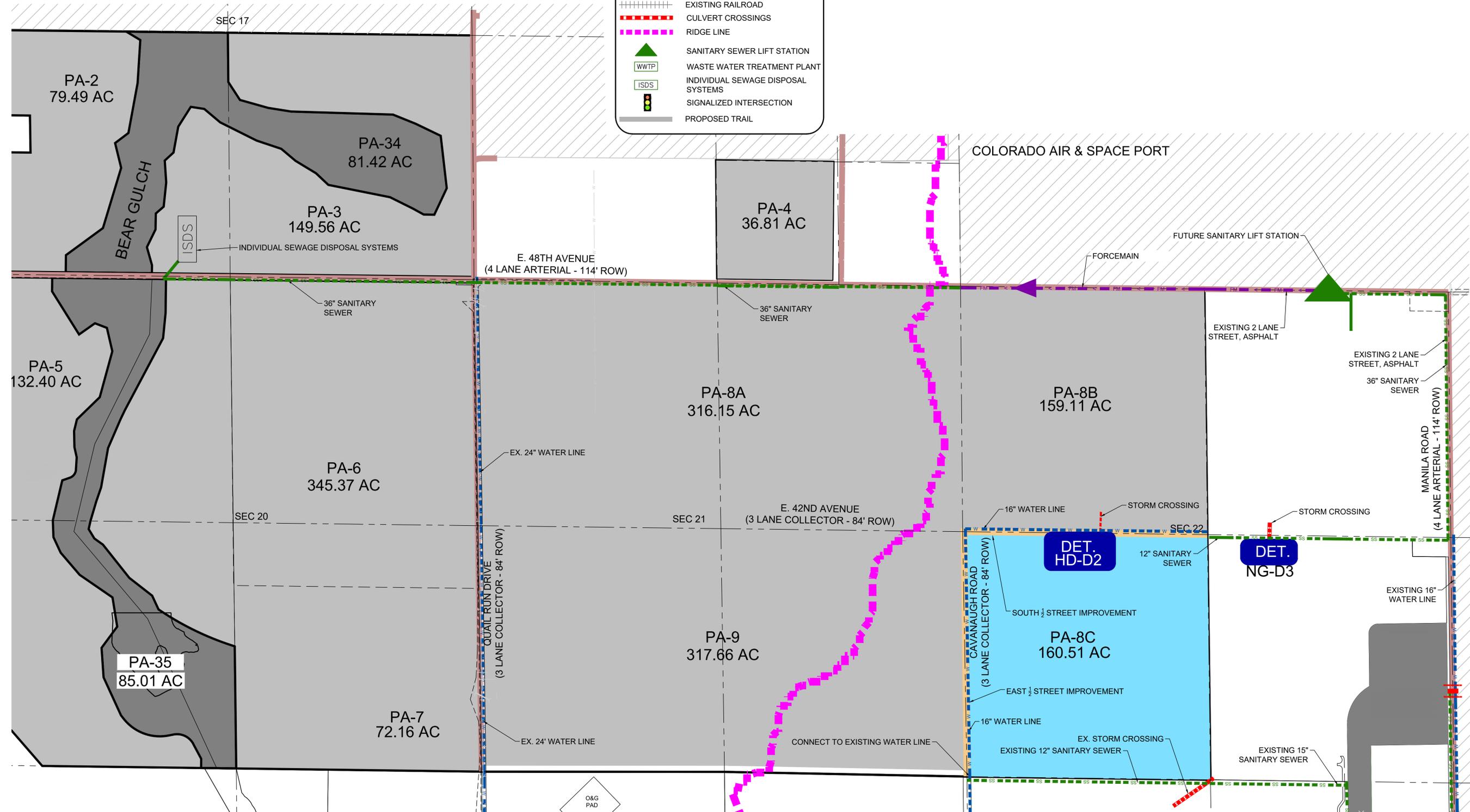
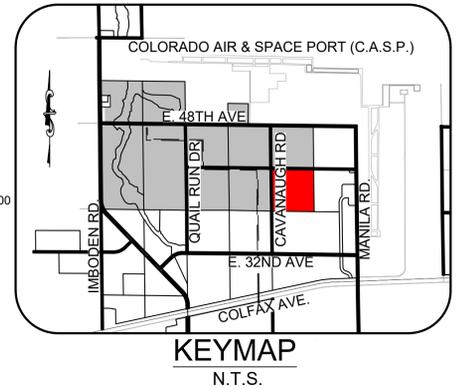
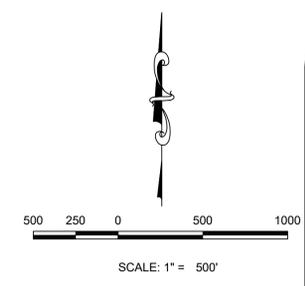


9	DRAWN BY: KAM	SCALE: AS SHOWN	SHEET NUMBER
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TRANSPORT COLORADO SUB-AREA 2 PUBLIC IMPROVEMENT PLAN PA-8B			
TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202			
Westwood			
10333 E DRY CREEK RD., SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526			
No.	Revisions	Date	Date

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LEGEND

-  OPEN CHANNEL/STREAM MANAGEMENT CORRIDOR
-  DETENTION POND (DET.)
-  FUTURE POND EXPANSION
-  UNANNEXED ADAMS COUNTY
-  PLANNING AREA
-  EXISTING DRAINAGE AREA
-  EXISTING ROADWAY (ASPHALT, UNLESS OTHERWISE NOTED)
-  ROADWAY IMPROVEMENTS
-  PLANNING AREA BOUNDARY
-  SECTION/HALF SECTION LINE
-  WATER MAINS
-  SANITARY SEWER MAINS
-  SANITARY SEWER FORCE MAINS
-  EXISTING RAILROAD
-  CULVERT CROSSINGS
-  RIDGE LINE
-  SANITARY SEWER LIFT STATION
-  WWTP
-  ISDS
-  SIGNALIZED INTERSECTION
-  PROPOSED TRAIL



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	CHECKED BY: MEL	FILE NO: R0032061	DATE: 07/2/23
TRANSPORT COLORADO SUB-AREA 2 PUBLIC IMPROVEMENT PLAN PA-8C			
TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202			
Westwood 10333 E DRY CREEK RD., SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526			
Revisions	No.	Date	Date

